

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
 FROM: Norman E. Gerber, Director, Office of Planning & Zoning
 SUBJECT: Zoning Petition No. 86-372-A

Date: March 24, 1986

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

Norman E. Gerber
 NORMAN E. GERBER, AICP, Director
 Office of Planning and Zoning

NEG/JGH/dml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

S. Eric DiNenna, Esquire
 406 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Item No. 248 - Case No. 86-373-A
 Petitioners - Eva Macris, et ux
 Variance Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland 21204

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204
 NORMAN E. GERBER
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

March 19, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/15/86.
- ☒ The proposed use is not consistent with the Baltimore County Land Use Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 118-79, and as conditions change fire re-evaluations annually by the County Council.
- ☒ Additional comments:

WALVER OF CRG PLAN WAS GRANTED BY PLANNING BOARD ON 2/20/86 SEE FILE # (W86-26)

cc: James Dwyer

Eugene A. Baber
 Chief, Current Planning and Development



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

January 16, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 248 -ZAC-
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Meeting of January 7, 1986
 Eva Macris, et al
 N/S Joppa Road, 68' NE of centerline Emge Road
 B.R.
 Variance to allow a 0' side yard setback in lieu of 30', and to allow 15 parking spaces in lieu of 18 parking spaces

Acres: 8940
 District: 9th

Dear Mr. Jablon:

The requested variance to parking will tend to cause congestion on the streets in the area.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 248, Zoning Advisory Committee Meeting of Jan. 7, 1985

Property Owner: EVA MACRIS

Location: N/S Joppa Rd., 68' NE of & Emge Rd District 9th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, a deground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
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- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

BS 20 1082 (1)

Zoning Item # 248 Zoning Advisory Committee Meeting of Jan. 7, 1986

Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

Jan J. Forrester
 Jan J. Forrester, Director
 BUREAU OF ENVIRONMENTAL SERVICES

BS 20 1283 (2) R



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
 CHIEF

January 10, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

Location: NS Joppa Road, 68' NE centerline Emge Road

Item No.: 248 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill*
 Noted and Approved: *John F. O'Neill*
 Planning Group
 Special Inspection Division
 Fire Prevention Bureau

/mb



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

February 11, 1986

TED ZALESKI, JR.
 DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al
 Location: NS Joppa Road, 68' NE of c/l Emge Road
 District: 9th

APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85. The Maryland Code for the Handicapped and Aged (A.D.A. 413.1 - 1990) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction. A building permit shall be required.
- () Residential: The acts of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- () All Fire Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 Use Groups require a one 1/2 hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1108.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filling for a required Change of Use/Conversion Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The names of the Groups are from the _____ to the _____ or to the _____ and S (storage).
- () The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 510.5 of the Building Code as adopted by Bill 67-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- () Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 50 type building. See Table 501, Table 101, Section 501.9. The Handicapped Code shall apply to all buildings with under State Regulations. See also Section 505.2.
- () The applicant must obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

SPECIAL NOTE:

Mark E. Burman
 Mark E. Burman, Chief
 Building Plans Review

1/22/86

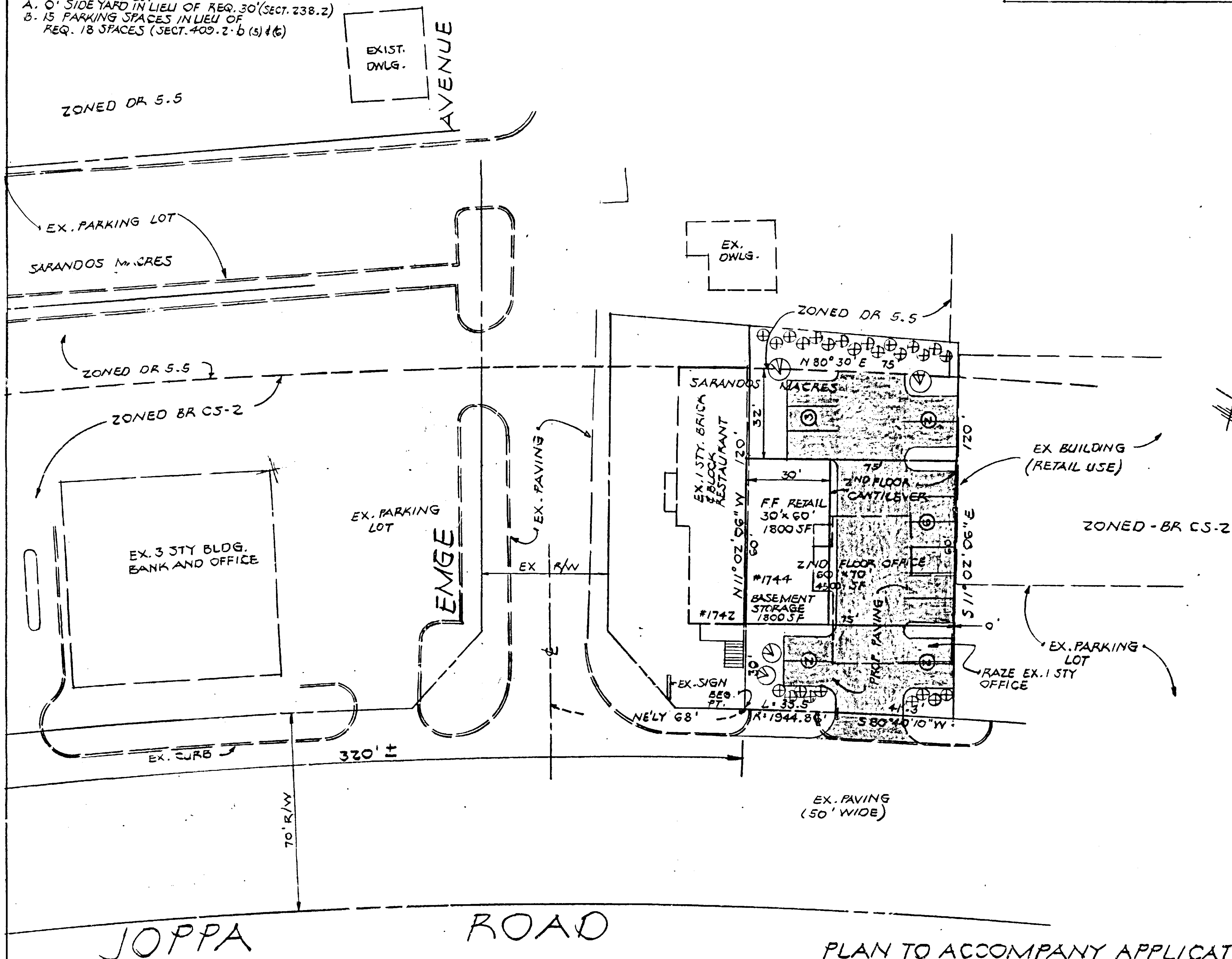
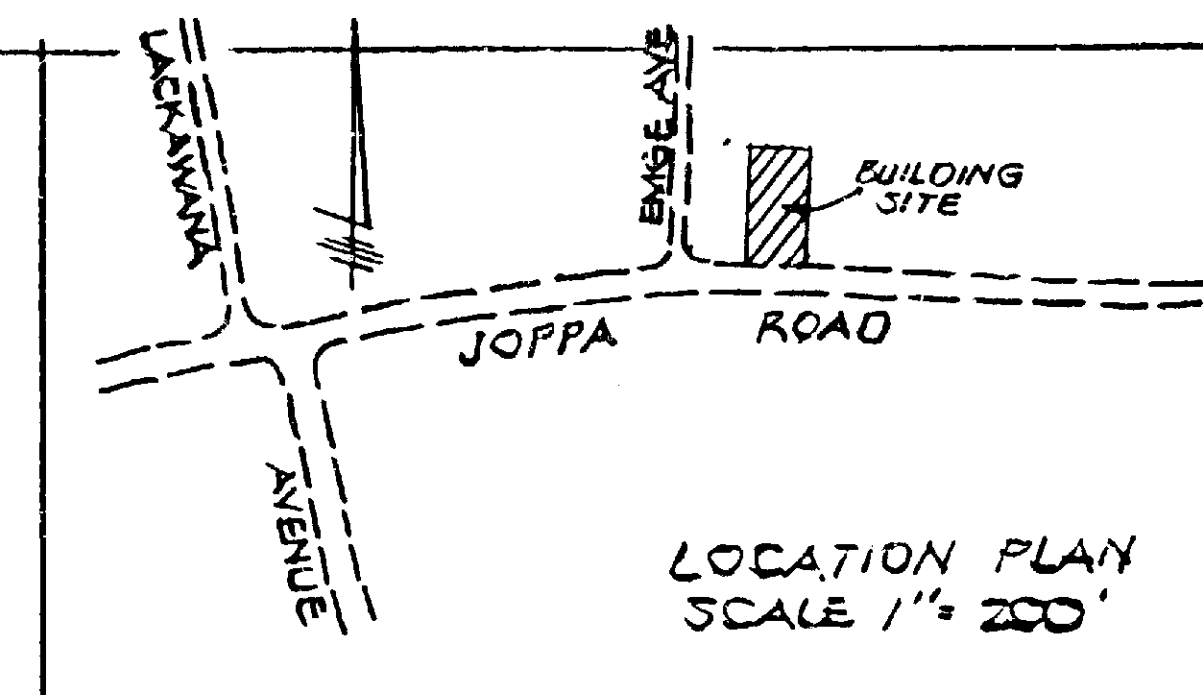
1. EX. ZONING BR CS-2
2. EX. USE - OFFICE
3. PROP. USE STORAGE, RETAIL & OFFICE
4. AREA OF SITE = 8940 SF
5. BUILDING AREA 8100 SF FLOOR AREA RATIO = 0.91
6. PARKING DATA
STORAGE 1800 SF = 0 SP
OFFICE 4500 SF / 500 = 9 SP.
RETAIL 1800 SF / 200 = 9 SP.
TOTAL REQ = 18 SP.
TOTAL PROVIDED = 15 SP.

7. VARIANCE REQUEST
A. 0' SIDE YARD IN LIEU OF REQ. 30' (SECT. 238.2)
B. 15 PARKING SPACES IN LIEU OF
REQ. 18 SPACES (SECT. 400.2-b (5) & (6))

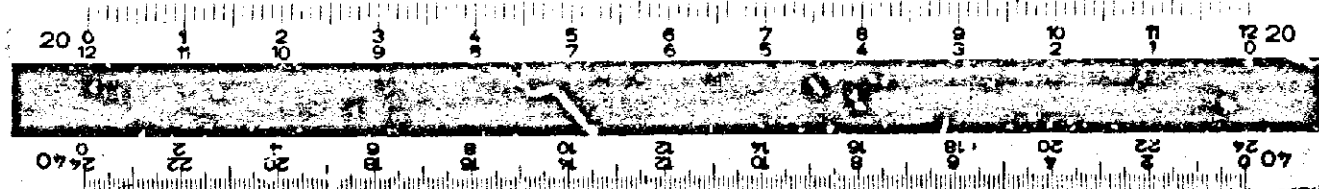
BUILDING SITE
 FRONTAGE = $74' / 40 = 2$ TREES
 PARKING SPACES = $15 / 12 = 2$ TREES
 TOTAL REQ = 4 TREES (SHOWN THUS ☹)

PARKING SITE
 FRONTAGE $45' / 40 = 2$ TREES
 PARKING SPACES $8 / 12 = 1$ TREE
 TOTAL REQ = 3 TREES (SHOWN THUS ☹)

⊕ ⊕ ⊕ DENOTES 5' HIGH SCREENING CONSISTING
 OF EVERGREEN SHRUBS @ 3' % OR
 EVERGREEN TREES @ 6' %.



PLAN TO ACCOMPANY APPLICATION
FOR VARIANCES
1744 EAST JOPPA ROAD
ELECT. DIST. 9 BALTO. CO. MD.
SCALE 1" = 20'
OCT. 16, 1985



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Joppa Rd., 68' NE : OF BALTIMORE COUNTY
of the C/L Emge Rd. :
(1744 E. Joppa Rd.) :
9th District :
EVA MACRIS, et ux, : Case No. 86-373-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

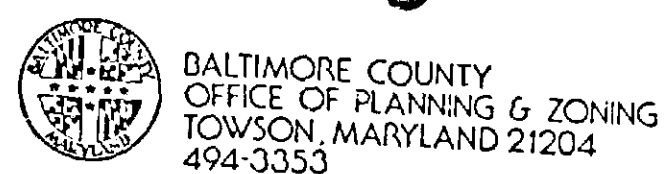
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent to any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, S. Eric DiNenna, P.A., 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 2, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 E. Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

Dear Mr. DiNenna:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018572

DATE 4/2/86
SIGN A POST TO BE
RETURNED

AMOUNT \$ 78.00

RECEIVED FROM S. Macris

FOR Advertising & Posting re Case No. 86-373-A

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 E. Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

TIME: 10:30 a.m.

DATE: Tuesday, April 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 20, 1986.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

86-373-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 19, 1986.

TOWSON TIMES,

Publisher

38.25

86-373-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-373-A

District 9th
Date of Posting 3/5/86
Posted for: Variance
Petitioner: Eva Macris, et ux
Location of property: N/S Joppa Rd., 68' NE of Emge Rd.
(1744 E. Joppa Rd.)
Location of Sign: Along S. Joppa Rd. between 17th St. and 18th St.
Remarks: Properly signed
Posted by: [Signature]
Number of Signs: 1

Case No. 86-373-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of February, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Eva Macris, et ux
Petitioner's Attorney: S. Eric DiNenna, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016172

DATE 12/24/85
ACCOUNT R-01-615-000

RECEIVED FROM Eric DiNenna

FOR Pay fee for Plan 86-373-A

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 East Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

TIME: 10:45 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Almed

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
TOWSON, MARYLAND 21204
(301) 296-6820

February 26, 1986

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: 1744 E. Joppa Road
Variance Request
Petitioner: Macris, et ux
Item No.: 248

Dear Mr. Commissioner:

Would you be so kind as to have your office contact me so the hearing can be set concerning the above-captioned matter that will not conflict with my Master hearings, your schedule, etc.

Thank you for your cooperation.

Very truly yours,

SED:kar
cc: Mr. Macris

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Date: March 24, 1986

FROM: Norman E. Gerber, Director
Office of Planning & Zoning

SUBJECT: Zoning Petition No. 86-372-A

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

Norman E. Gerber
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
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March 19, 1986

Dear Mr. Jablon:

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- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
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- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
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- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/15/86.
- ☒ The proposed use is not consistent with the Baltimore County Land Use Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 118-79, and as conditions change fire re-evaluations annually by the County Council.
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cc: James Dwyer

Eugene A. Baber
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

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Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 248, Zoning Advisory Committee Meeting of Jan. 7, 1985

Property Owner: EVA MACRIS

Location: N/S Joppa Rd., 68' NE of & Emge Rd District 9th

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- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
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BS 20 1082 (1)

Zoning Item # 248 Zoning Advisory Committee Meeting of Jan. 7, 1986

Page 2

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 - () The results are valid until _____.
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- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrester
Jan J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

BS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

Location: NS Joppa Road, 68' NE centerline Emge Road

Item No.: 248 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al
Location: NS Joppa Road, 68' NE of c/l Emge Road
District: 9th

APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85. The Maryland Code for the Handicapped and Aged (A.D.A. 413.1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction. A building permit shall be required.
- () Residential: The acts of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- () All Fire Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 Use Groups require a one 1/2 hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1108.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filling for a required Change of Use/Conversion Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The names of the Groups are from Use _____ to Use _____ or to _____ and S (storage).
- () The proposed project appears to be located in a Flood Plain, Flood/Recreation. Please see the attached copy of Section 510.0 of the Building Code as adopted by Bill 67-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

SPECIAL NOTE:

- () Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 50 type building. See Table 501, Table 101, Section 501.0. The Handicapped Code shall apply to all buildings with under State Regulations. See also Section 505.2.
- () The applicant must obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Burman
Mark E. Burman, Chief
Building Plans Review

1/22/86

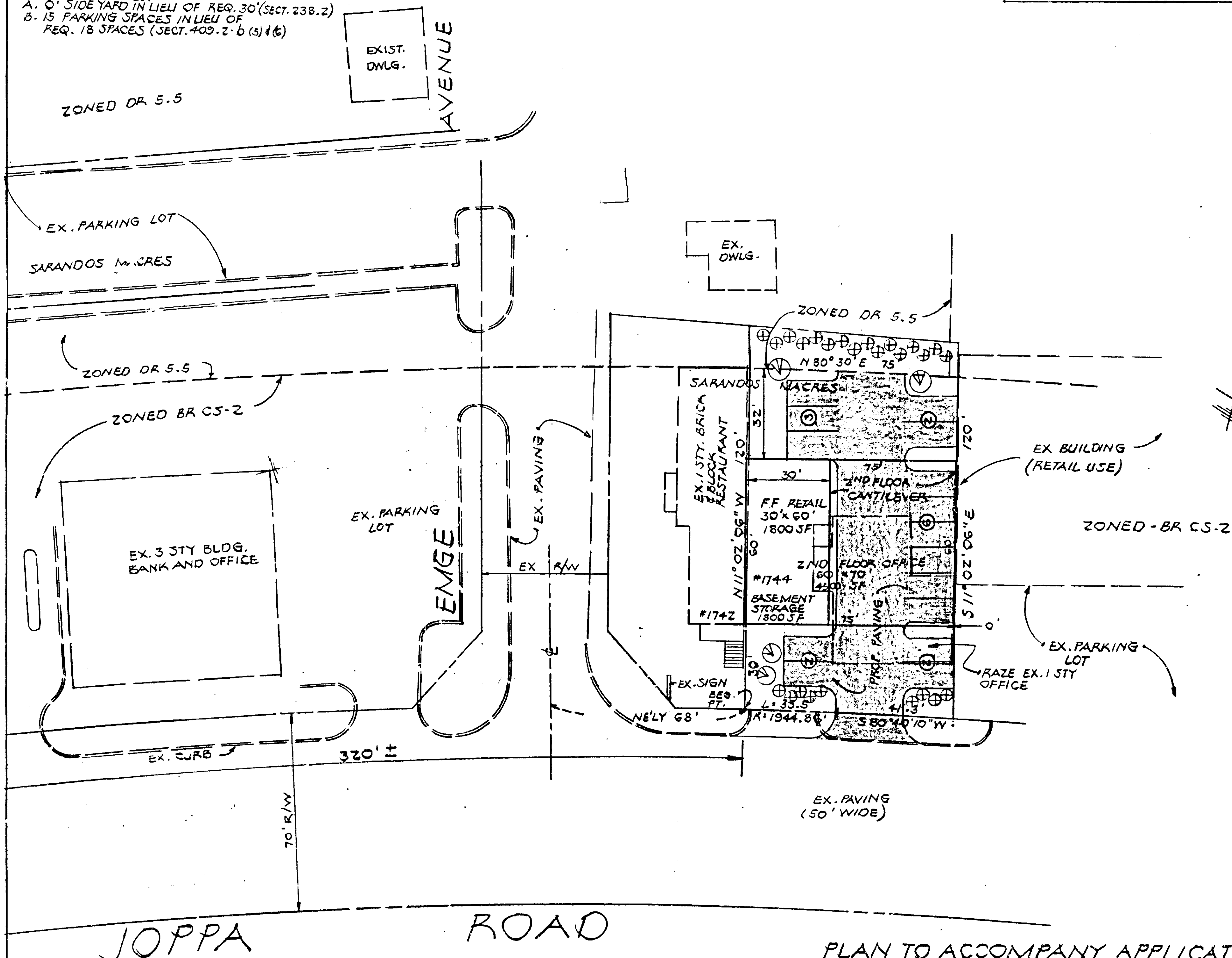
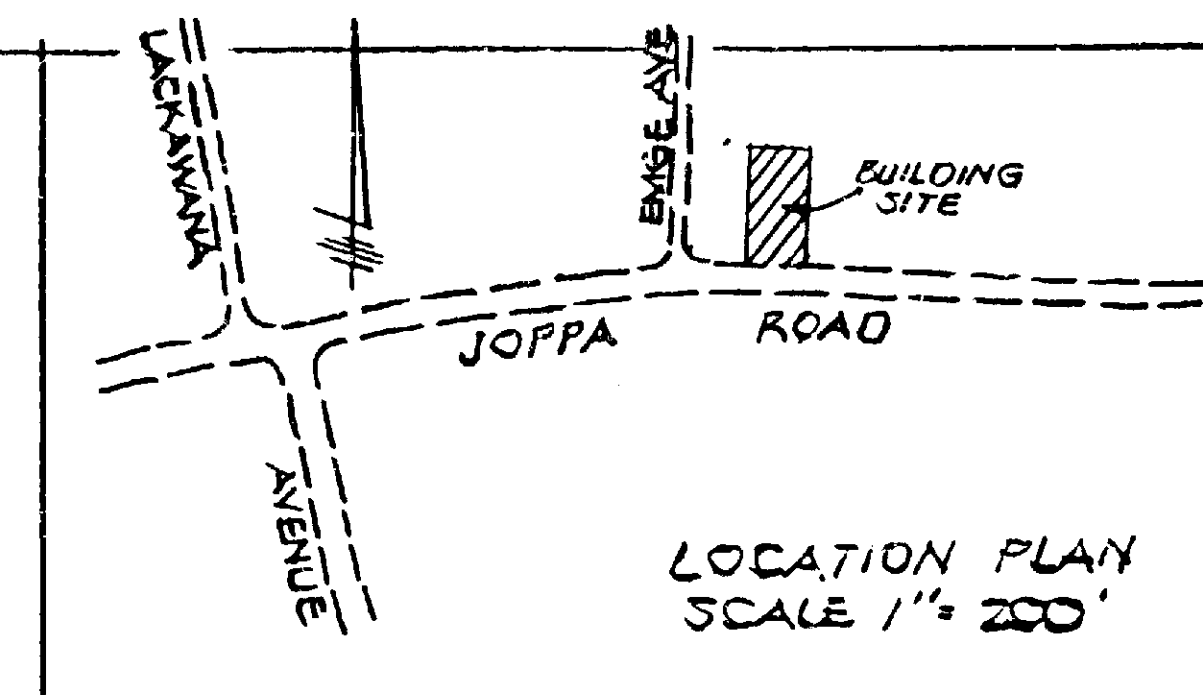
1. EX. ZONING BR CS-2
2. EX. USE - OFFICE
3. PROP. USE STORAGE, RETAIL & OFFICE
4. AREA OF SITE = 8940 SF
5. BUILDING AREA 8100 SF FLOOR AREA RATIO = 0.91
6. PARKING DATA
STORAGE 1800 SF = 0 SP
OFFICE 4500 SF / 500 = 9 SP.
RETAIL 1800 SF / 200 = 9 SP.
TOTAL REQ = 18 SP.
TOTAL PROVIDED = 15 SP.

7. VARIANCE REQUEST
A. 0' SIDE YARD IN LIEU OF REQ. 30' (SECT. 238.2)
B. 15 PARKING SPACES IN LIEU OF
REQ. 18 SPACES (SECT. 400.2-b (5) & (6))

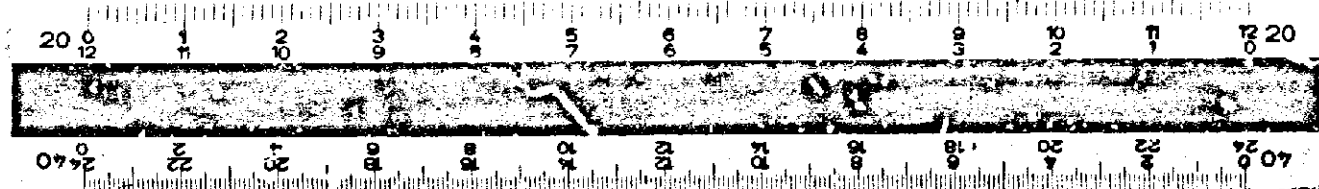
BUILDING SITE
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PARKING SPACES = $15 / 12 = 2$ TREES
TOTAL REQ = 4 TREES (SHOWN THUS ☺)

PARKING SITE
FRONTAGE = $45' / 40 = 2$ TREES
PARKING SPACES = $8 / 12 = 1$ TREE
TOTAL REQ = 3 TREES (SHOWN THUS ☺)

⊕⊕⊕ DENDOTES 5' HIGH SCREENING CONSISTING OF EVERGREEN SHRUBS @ 3' % OR EVERGREEN TREES @ 6' %.



PLAN TO ACCOMPANY APPLICATION
FOR VARIANCES
1744 EAST JOPPA ROAD
ELECT. DIST. 9 BALTO. CO. MD.
SCALE 1" = 20'
OCT. 16, 1985



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Joppa Rd., 68' NE : OF BALTIMORE COUNTY
of the C/L Emge Rd. :
(1744 E. Joppa Rd.) :
9th District :
EVA MACRIS, et ux, : Case No. 86-373-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

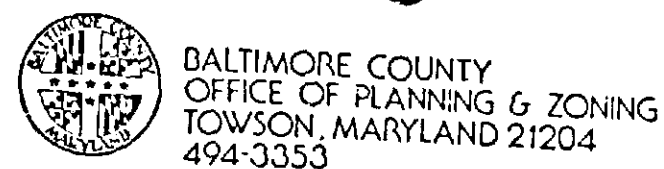
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent to any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, S. Eric DiNenna, P.A., 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 2, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 E. Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

Dear Mr. DiNenna:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018572

DATE 4/2/86
SIGN A POST TO BE
RETURNED

AMOUNT \$ 78.00

RECEIVED FROM S. Macris

FOR Advertising & Posting re Case No. 86-373-A

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 E. Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

TIME: 10:30 a.m.

DATE: Tuesday, April 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 20, 1986.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

86-373-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 19, 1986.

TOWSON TIMES,

Publisher

38.25

86-373-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-373-A

District 9th
Date of Posting 3/5/86
Posted for: Variance
Petitioner: Eva Macris, et ux
Location of property: N/S Joppa Rd., 68' NE of Emge Rd.
(1744 E. Joppa Rd.)
Location of Sign: Along S. Joppa Rd. between 17th St. and 18th St.
Remarks: Property is in Baltimore County
Posted by: [Signature]
Number of Signs: 1

Case No. 86-373-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of February, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Eva Macris, et ux
Petitioner's Attorney: S. Eric DiNenna, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016172

DATE 12/24/85
ACCOUNT R-01-615-000

RECEIVED FROM Eric DiNenna

FOR Pay fee for Board 12-24-85

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Joppa Rd., 68' NE of the c/l Emge Rd.
(1744 East Joppa Rd.)
9th Election District
Eva Macris, et ux - Petitioners
Case No. 86-373-A

TIME: 10:45 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Almed

Arnold Jablon
Arnold Jablon
Zoning Commissioner
of Baltimore County

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

February 26, 1986

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: 1744 E. Joppa Road
Variance Request
Petitioner: Macris, et ux
Item No.: 248

Dear Mr. Commissioner:

Would you be so kind as to have your office contact me so the hearing can be set concerning the above-captioned matter that will not conflict with my Master hearings, your schedule, etc.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Mr. Macris

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Date: March 24, 1986

FROM: Norman E. Gerber, Director
Office of Planning & Zoning

SUBJECT: Zoning Petition No. 86-372-A

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

Norman E. Gerber
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 248 - Case No. 86-373-A
Petitioners - Eva Macris, et ux
Variance Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

March 19, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/15/86.
- ☒ The proposed use is not consistent with the Baltimore County Land Use Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 118-79, and as conditions change fire re-evaluations annually by the County Council.
- ☒ Additional comments:

WALVER OF CRG PLAN WAS GRANTED BY PLANNING BOARD ON 2/20/86 SEE FILE # (86-26)

cc: James Dwyer

Eugene A. Baber
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 248 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of January 7, 1986
Eva Macris, et al
N/S Joppa Road, 68' NE of centerline Emge Road
B.R.
Variance to allow a 0' side yard setback in lieu of 30', and to allow 15 parking spaces in lieu of 18 parking spaces

Acres: 8940
District: 9th

Dear Mr. Jablon:

The requested variance to parking will tend to cause congestion on the streets in the area.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 248, Zoning Advisory Committee Meeting of Jan. 7, 1985

Property Owner: EVA MACRIS

Location: N/S Joppa Rd., 68' NE of E Emge Rd District 9th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, a deground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

BS 20 1082 (1)

Zoning Item # 248 Zoning Advisory Committee Meeting of Jan. 7, 1986

Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrester
Jan J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

BS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

Location: NS Joppa Road, 68' NE centerline Emge Road

Item No.: 248 Zoning Agenda: Meeting of 1-7-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al
Location: NS Joppa Road, 68' NE of c/l Emge Road
District: 9th

APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 81-85. The Maryland Code for the Handicapped and Aged (A.D.A. 413.1 - 1980) and other applicable Codes and Standards.
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SPECIAL NOTE:

- () Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 50 type building. See Table 501, Table 101, Section 501.0. The Handicapped Code shall apply to all buildings with under State Regulations. See also Section 505.2.
- () The applicant must obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Burman
Mark E. Burman, Chief
Building Plans Review

1/22/86

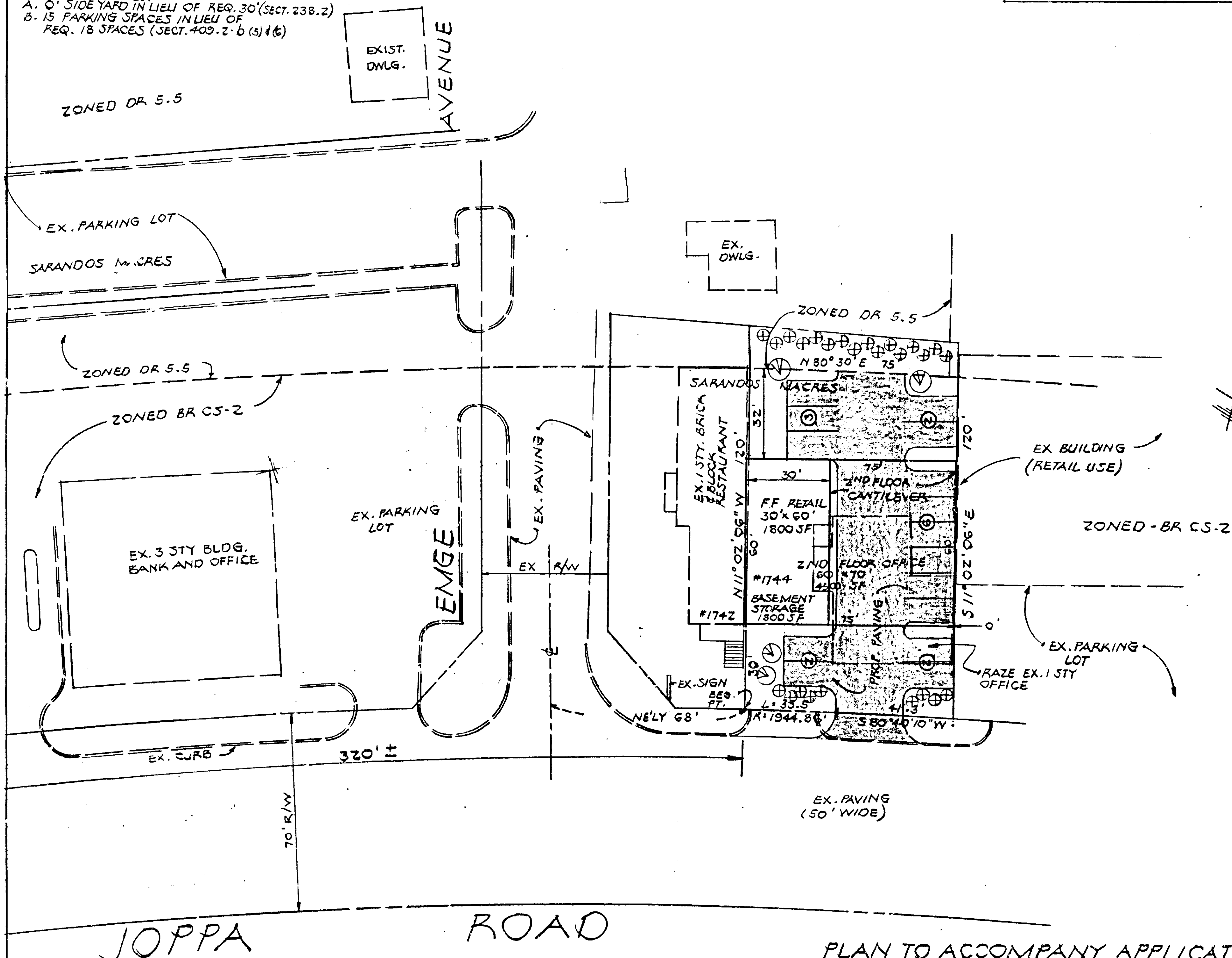
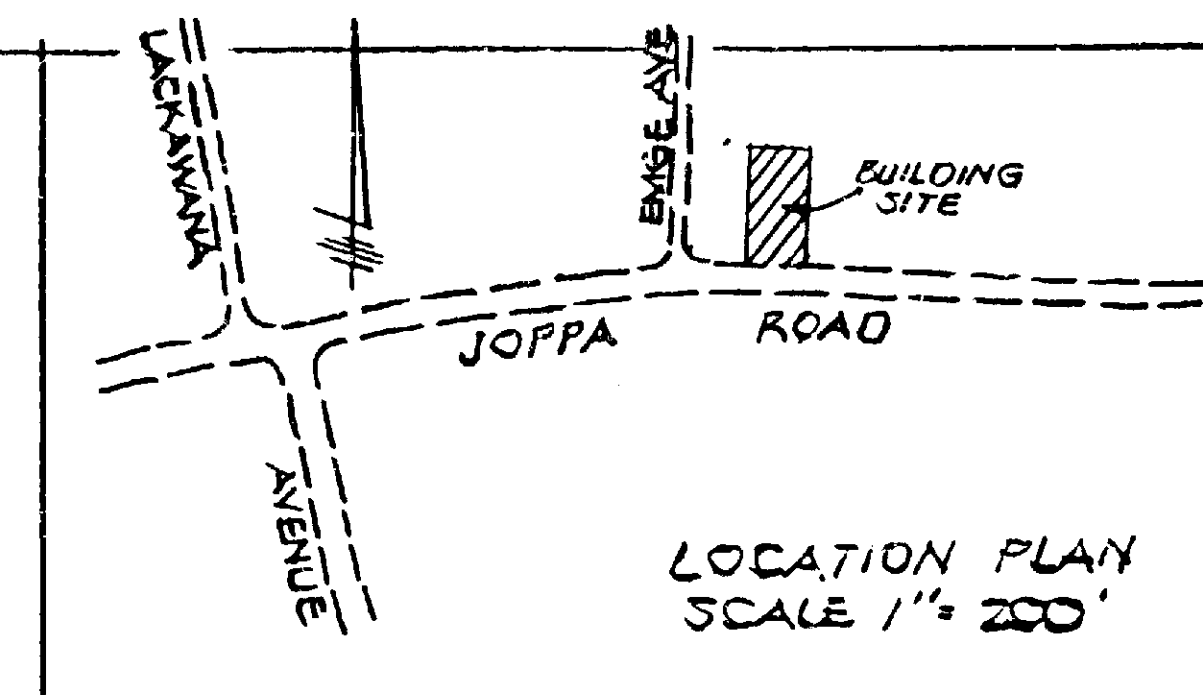
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2. EX. USE - OFFICE
3. PROP. USE STORAGE, RETAIL & OFFICE
4. AREA OF SITE = 8940 SF
5. BUILDING AREA 8100 SF FLOOR AREA RATIO = 0.91
6. PARKING DATA
STORAGE 1800 SF = 0 SP
OFFICE 4500 SF / 500 = 9 SP.
RETAIL 1800 SF / 200 = 9 SP.
TOTAL REQ = 18 SP.
TOTAL PROVIDED = 15 SP.

7. VARIANCE REQUEST
A. 0' SIDE YARD IN LIEU OF REQ. 30' (SECT. 238.2)
B. 15 PARKING SPACES IN LIEU OF
REQ. 18 SPACES (SECT. 400.2-b (5) & (6))

BUILDING SITE
FRONTAGE = $74' / 40 = 2$ TREES
PARKING SPACES = $15 / 12 = 2$ TREES
TOTAL REQ = 4 TREES (SHOWN THUS ☺)

PARKING SITE
FRONTAGE = $45' / 40 = 2$ TREES
PARKING SPACES = $8 / 12 = 1$ TREE
TOTAL REQ = 3 TREES (SHOWN THUS ☺)

⊕⊕⊕ DENDOTES 5' HIGH SCREENING CONSISTING OF EVERGREEN SHRUBS @ 3' % OR EVERGREEN TREES @ 6' %.



PLAN TO ACCOMPANY APPLICATION
FOR VARIANCES
1744 EAST JOPPA ROAD
ELECT. DIST. 9 BALTO. CO. MD.
SCALE 1" = 20'
OCT. 16, 1985

